

ORDINANCE NO. R- 2014-6 AMENDED TAX CODE(S) 82-06-33-017-073.009-027
82-06-33-017-073.007-027
82-06-33-017-073.006-027

AN ORDINANCE TO REZONE CERTAIN REAL ESTATE IN THE CITY OF EVANSVILLE, STATE OF INDIANA, MORE COMMONLY KNOWN AS: 1824 POLLACK AVENUE, 1931 & 1937 S. WEINBACH AVENUE

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF EVANSVILLE, INDIANA, AS FOLLOWS, TO WIT:

Section 1. That Ordinance No. G-82-51, being the Municipal Code of the City of Evansville, Indiana, 1982, and more particularly Title XV, Chapter 153, by making certain changes in Atlas 1, which is made part of said section with respect to the following described real estate located in the City of Evansville, Vanderburgh County, State of Indiana:

Part of the Southeast Quarter of the Southeast Quarter of Section 33-Township 6 South, Range 10 West of the 2nd P.M., lying in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast corner of said Quarter, Quarter Section; thence along the South line of said Quarter, Quarter Section, South 89°53'33" West 257.70 feet to the point of beginning; thence continuing along said South line

- 1st: South 89°53'33" West 373.40 feet; thence parallel with the East line of said Quarter, Quarter Section
- 2nd: North 00°00'00" East 338.50 feet; thence parallel with the South line of said Quarter, Quarter Section
- 3rd: South 89°53'33" West 101.50 feet to point on the East line of Crystal Court Subdivision as per plat thereof, recorded in Plat Book "J", page 136 in the office of the Recorder of Vanderburgh County; thence along the East line thereof and parallel with the East line of said Quarter, Quarter Section
- 4th: North 00°00'00" East 107.50 feet to the Southwest corner of Plantation Courts Subdivision as per plat thereof recorded in Plat Book "K", page 95 in the office of the Recorder of Vanderburgh County; thence along the South line of said Subdivision and parallel with the South line of said Quarter, Quarter Section
- 5th: North 89°53'33" East 474.90 feet; thence parallel with the East line of said Quarter, Quarter Section
- 6th: South 00°00'00" West 446.00 feet to the point of beginning, containing 4.074 acres more or less.

SUBJECT TO: The right-of-way for Pollack Avenue, 40 feet in width off the South side of the above described property.

by changing the zoning classification of the above-described real estate from C4 to C2 and said real estate is hereby so rezoned and reclassified.

Section 2. The Director of the Area Plan Commission of Evansville and Vanderburgh County is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on said Atlas 1 as set out in Section 1 of this Ordinance, and to make notation in ink thereon of reference to the number of this ordinance and the date of final publication of the amendatory ordinance after its passage and approval; however, failing to do so shall not invalidate this Ordinance.

Section 3. This ordinance shall be in full force and effect from and after its passage by the Common Council, its approval by the Mayor, and its publication as required by law, which publication is now ordered.

Passed by the Common Council of Evansville, Indiana on this 9 day of June, 2014

FILED

FEB 21 2014

Anna Windner
CITY CLERK



PRESIDENT

ATTEST:



City Clerk

Presented to me, the undersigned, City Clerk of the City of Evansville, Indiana, to the Mayor of said city, the
10 day of June, 2014.



City Clerk

Having examined the foregoing Ordinance, I do now, as Mayor of the City of Evansville, Indiana, approve
said Ordinance, and return the same to the City Clerk this 10th day of JUNE,
2014, at 3:30 o'clock pm.


MAYOR

THIS INSTRUMENT PREPARED BY ANDY EASLEY ENGINEERING, INC. 1133 W. Mill Road, Suite 205,
Evansville, IN 47710. I, Justin Shofstall, hereby affirm, under the penalties of perjury, that I have taken
reasonable care to redact each Social Security number in this document, unless required by law.

VERIFIED PETITION FOR REZONING

2014-7

-PC

ORDINANCE NO. R- 2014-6 **AMENDED**

COUNCIL DISTRICT: Ward 4- Connie Robinson

PETITIONER Two Kins Investments, LLC (C. Wayne Kinney, Pres) PHONE 812-760-1365

ADDRESS 9210 Petersburg Road ZIP CODE 47725

OWNER OF RECORD Two Kins Investments, LLC (C. Wayne Kinney, Pres) PHONE 812-760-1365

ADDRESS 9210 Petersburg Road ZIP CODE 47725

1. Petition is hereby made for the amendment of the "Zoning Maps" of the Area Plan Commission of Evansville and Vanderburgh County, pursuant to the Indiana Code and the Municipal Code of Evansville.

2. Premises affected are on the North side of Pollack Ave a distance of 430 feet West (N.S.E.W.) of the corner formed by the intersection of Pollack Ave and Weinbach Ave
Registered Neighborhood Association (if applicable) none

LEGAL DESCRIPTION:

SUBDIVISION see attached BLOCK _____ LOT NO. _____
(where applicable - if not in a subdivision, insert legal here or attach to ordinance)

3. The commonly known address is 1824 Pollack Avenue and Behind 1931 & 1937 S. Weinbach

4. The real estate is located in the Zone District designated as C4

5. The requested change is to (Zone District) C2

6. Present existing land use is vacant

7. The proposed land use is multi family apartments

8. Utilities provided: (check all that apply)

City Water Yes Electric yes Gas yes Storm Sewer yes

Sewer: Private _____ Public yes Septic _____

9. All attachments are adopted by reference.

10. The owner, or attorney for the owner, hereby certifies that the owner of record shown above owns 50% or more of the area of the above described real estate. I affirm under the penalties for perjury that the foregoing representations are true.

(REQUIRED) Signatures:

DATE 2/10/14 PETITIONER C. Wayne Kinney
(when signed) PRINTED NAME C. Wayne Kinney, Two Kins Investments, LLC

DATE 2/10/14 OWNER OF RECORD C. Wayne Kinney
(when signed) PRINTED NAME C. Wayne Kinney, Two Kins Investments, LLC

REPRESENTATIVE FOR PETITIONER
(Optional)

NAME Andy Easley Engineering, Inc.

ADDRESS/ZIP 1133 West Mill Road; Suite 205; Evansville, IN 47710

PHONE 812-424-2481

FILED

FEB 21 2014

Anna Windham
CITY CLERK



ANDY EASLEY ENGINEERING, INC.

1133 WEST MILL ROAD, SUITE 205
EVANSVILLE, INDIANA 47710

CIVIL ENGINEERS
LAND SURVEYORS

TELEPHONE (812) 424-2481
FACSIMILE (812) 425-3463

www.easleyengineering.com

CLIENT: Reinbrecht Construction

PROPERTY: 1824 Pollack Avenue; Evansville, IN

PARCEL: For Re-zoning

LAND DESCRIPTION FOR RE-ZONING

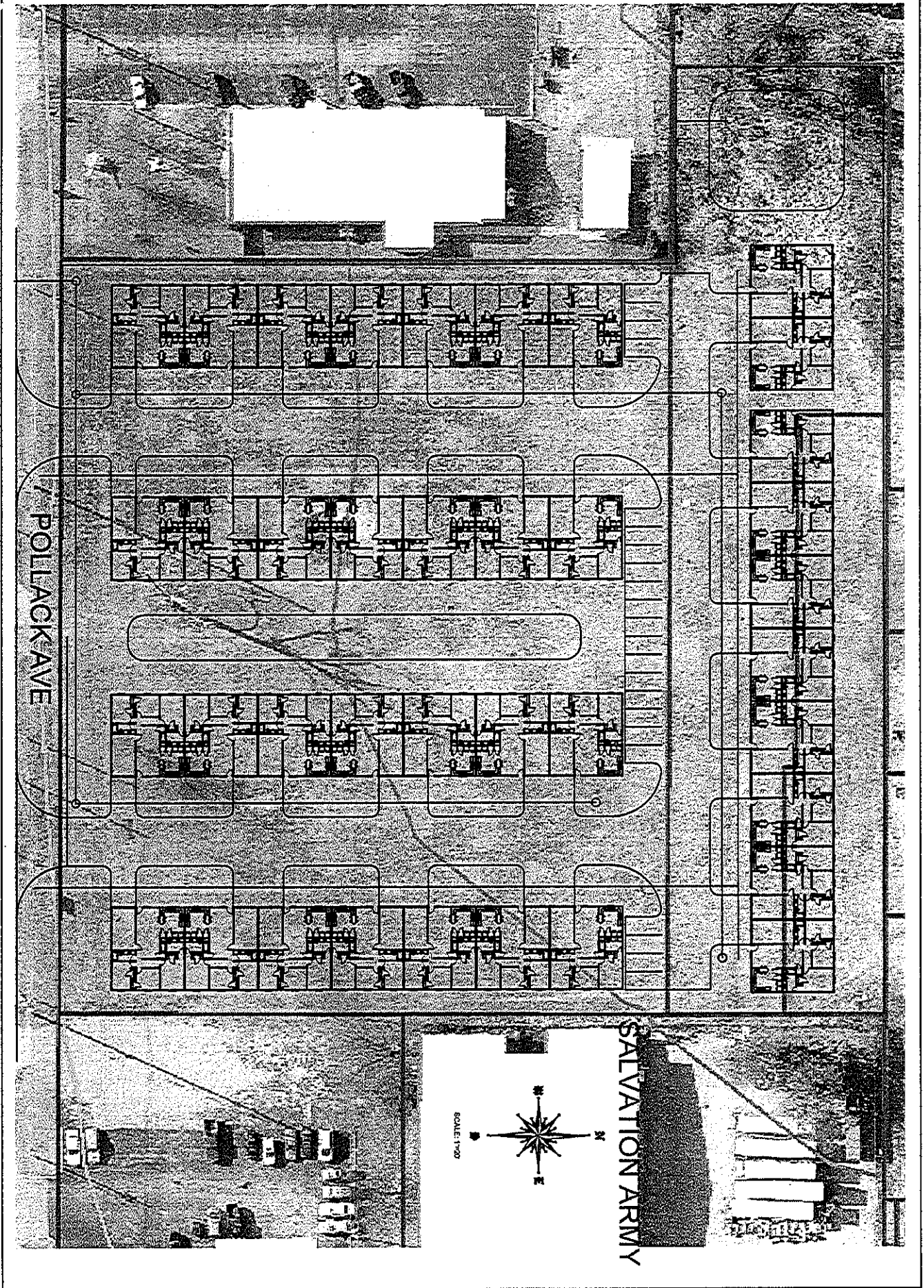
Part of the Southeast Quarter of the Southeast Quarter of Section 33-Township 6 South, Range 10 West of the 2nd P.M., lying in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:


Commencing at the Southeast corner of said Quarter, Quarter Section; thence along the South line of said Quarter, Quarter Section, South 89°53'33" West 257.70 feet to the point of beginning; thence continuing along said South line

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- 4th: North 00°00'00" East 107.50 feet to the Southwest corner of Plantation Courts Subdivision as per plat thereof recorded in Plat Book "K", page 95 in the office of the Recorder of Vanderburgh County; thence along the South line of said Subdivision and parallel with the South line of said Quarter, Quarter Section
- 5th: North 89°53'33" East 474.90 feet; thence parallel with the East line of said Quarter, Quarter Section
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SUBJECT TO: The right-of-way for Pollack Avenue, 40 feet in width off the South side of the above described property.

DONALD E. GRIES, RLS
INDIANA REG. NO. LS29900003



SHEET NO. 1 OF 1	DATE 3-2-88 PROJECT NO. 001 REVISION 	DRAWN BY JH CHECKED BY JH SCALE 1" = 20'	REZONING EXHIBIT APARTMENT COMPLEX 1824 POLLACK AVE EVANSVILLE, IN	<div> <div> <div>AEI</div> <div>  </div> </div> <div> <div> ANDY EASLEY ENGINEERING, INC. CIVIL ENGINEERING 1133 WEST HALL ROAD EVANSVILLE, INDIANA 47710 </div> <div> (812) 424-2861 LAND SURVEYING </div> </div> </div>
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Spurling Properties
Adjacent Property Owners
1824 Pollack Avenue - Rezoning
#9672 February 5, 2014

82-06-33-017-073.014-027
Charles Denby Post No.2953 VFW
1800 Pollack Avenue
Evansville, In 47714

82-06-33-014-119.003-027
Stanley G. Moore
909 N Spring Street
Evansville, IN 47711

82-06-33-011-112.018-027
Timothy Furlong
1713 Crystal Court
Evansville, IN 47714

82-06-33-017-073.017-027
Salvation Army
10 W Algonquin Road
Des Plaines, IL 60116-6006

82-06-33-01-112.019-027
Marlon W & Martha S Moore
1715 Crystal Court
Evansville, IN 47714

82-06-33-017-073.008-027
Miss Fluffy LLC
2021 S Weinbach Avenue
Evansville, IN 47714

82-06-33-014-119.008-027
Woodburn Properties LLC
407 W. Campground Road
Evansville, IN 47710

82-09-04-017-006.043-027
Regency Evansville Consolidated LLC
330 Cross Pointe Blvd
Evansville, IN 47715

82-06-33-014-119.007-027
82-06-33-014-119.006-027
D J Real Estate Investments LLC
7844 E Oak
Evansville, IN 47715

82-09-04-017-006.008-027
Kenneth W Barr, Jr.
1823 Pollack Avenue
Evansville, IN 47714

82-06-33-014-119.005-027
Jay W Preston
7122 Kittyhawk Avenue
Los Angeles, CA 90045

82-09-04-017-006.007-027
Herman E & Shirley J Miller, Jr.
1819 Pollack Avenue
Evansville, IN 47714

82-06-33-014-119.004-027
Rose Products LLC
2400 E. Morgan Avenue
Evansville, IN 47711

82-09-04-017-006.006-027
Michael W & Donna M Myers
1809 Pollack Avenue
Evansville, IN 47714